093.0	0006	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,900 /	743,900
					USE VALUE:	743,900 /	743,900
					ASSESSED:	743,900 /	743,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONHAM WILLARD & FERRISS BUCK
Owner 2:	TRS/ DONHAM FAMILY REVOCABLE
Owner 3:	TRUST
Street 1:	63 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONHAM FERRIS BUCK -
Owner 2:	DONHAM WILLARD -
Street 1:	63 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1425 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5414.000	333,500	2,700	407,700	743,900
Total Card	0.124	333,500	2,700	407,700	743,900
Total Parcel	0.124	333,500	2,700	407,700	743,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.22 /Parcel: 522.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60800

GIS Ref

GIS Ref

Insp Date 09/29/18

!7654!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,500	2700	5,414.	407,700	743,900		Year end	12/23/2021
2021	101	FV	324,100	2700	5,414.	407,700	734,500		Year End Roll	12/10/2020
2020	101	FV	324,200	2700	5,414.	407,700	734,600	734,600	Year End Roll	12/18/2019
2019	101	FV	250,300	2700	5,414.	413,500	666,500	666,500	Year End Roll	1/3/2019
2018	101	FV	250,300	2700	5,414.	308,700	561,700	561,700	Year End Roll	12/20/2017
2017	101	FV	250,300	2700	5,414.	279,600	532,600	532,600	Year End Roll	1/3/2017
2016	101	FV	250,300	2700	5,414.	267,900	520,900	520,900	Year End	1/4/2016
2015	101	FV	236,800	2700	5,414.	227,100	466,600	466,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:56:41

LAST REV

Date	Time
01/06/21	11:46:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7654

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONHAM FERRIS B	76410-380	1	12/14/2020	Convenience	10	No	No		
CLEWLEY JEFFREY	27530-56		7/31/1997		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	60800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2001	340	Addition	80,000	C				11X22 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	BS	Barbara S
8/20/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	197	PATRIOT
5/13/2002	Permit Visit	PM	Peter M
3/20/2000	Inspected	263	PATRIOT
2/1/2000	Measured	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5414		Sq. Ft.	Site		0	70.	1.08	5									407,695						407,700	

Total AC/HA:	0.12429	Total SF/SM:	5414	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,695	Spl Credit		Total:	407,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409656
Depreciation:	76196
Depreciated Total:	333460

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

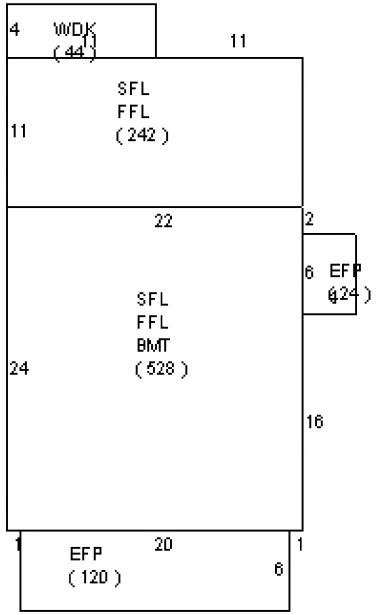
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.47
Special Features:	0	Val/Su Net:	155.77
Final Total:	333500	Val/Su SzAd	234.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	770	178.610	137,526
SFL	Second Floor	655	178.610	116,897
BMT	Basement	528	53.580	28,291
EFP	Enclos Porch	144	45.210	6,510
WDK	Deck	44	15.680	690

Net Sketched Area:	2,141	Total:	289,914
Size Ad	1424.5000	Gross Area	2256	FinArea	1425
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1926	22.87	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700

IMAGE

AssessPro Patriot Properties, Inc